

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES

**October 24, 2012**

**Members present:** Chairman John Higley, Eric Johnson, Robin Perera, John Stevens, Charles Yon, Associate Grace Shepard, and Town Planner Gino Carlucci

**Absent Members:** None

John Higley called the meeting to order at 7:10 p.m. in Sherborn Town Hall, Room 204A.

**Others Present:** None

The meeting began with a report on the MAPC Fall Meeting. Three members had attended this meeting. They reported on a discussion of porous pavement, low-impact development methods (LID) including an MAPC Toolkit on that topic and preserving agriculture.

### **TOWN CENTER REPORT**

The discussion about the MAPC Fall Meeting led to a discussion of the possible need for local current and historical traffic data to be included in MAPC's MetroBoston DataCommon data base. Gino Carlucci stated that he thought that traffic data was available by Transportation Analysis Zones in local areas. He said he would check into it.

Next there was discussion about what Sherborn's identity could be. One option is to be a walkable, green oasis in the region along with being a center for arts (as a supplement to Natick's efforts).

John Higley reported on his meeting with the Council on Aging. He presented aspects of the Town Center Report as well as other future efforts of the Planning Board. The COA was particularly interested in Over-55 housing and the Whitney Farms development. The plans were shown to them and there was disappointment that most of the units were 4 or 3 bedrooms.

John Higley also reported on his meeting with Ed Wagner regarding developing a long-term plan for roads. Gino Carlucci reported that he had heard a request for information from Charles River Watershed Association regarding the Smart Sewer project and that it seemed to be on track.

Regarding specific recommendations for the Town Center Report, it was discussed that walkability should be one of them. Crosswalks and various designs and material types were

discussed. Ed Wagner's proposal to prepare a road plan was also discussed. The need for an increase in the maximize size of a retail outlet in a PUD was also discussed.

It was suggested that a developer be invited to the November 28 meeting to discuss existing zoning and infrastructure constraints and other potential issues. Also, Ed Wagner could be invited to either the next meeting on the 13th or 14th or on the 28th. It was suggested that the meeting on the 28th could begin at 6:00 PM if more convenient for Ed.

#### **OTHER BUSINESS**

Jon Higley reported on the Energy Committee meeting and the status of potential solar facilities at the landfill and Pine Hill School. He also reported on the regional meeting hosted in Sherborn on initiating a "Solarize Mass"- type program with several nearby towns including, but not limited to, Dover, Natick, Needham, Medway, Wellesley and Millis.

Gino Carlucci reported on the status of the Green Communities program, the ESCO contract with Ameresco, and the cell tower to be located in Town Forest off Lake Street.

#### **MINUTES**

The minutes of September 12, 2012, September 19, 2012 and October 10 were approved as amended.

The meeting was adjourned at 9:50 PM.



Respectfully Submitted,

Gino Carlucci  
Town Planner